Map	Block	Lot	CARD		
175.0	0005	0003.0	1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	637,000	/	637,000
USE VALUE:	637,000	/	637,000
ASSESSED:	637,000	/	637,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KYLE ANDREW O &
Owner 2:	KYLE MARGARET E
Owner 3:	
Street 1:	63 RUBLEE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KYLE GEORGE G JR--ETAL -
Owner 2:	KYLE REGINA L -
Street 1:	63 RUBLEE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,440 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Aluminum Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4440.000	249,800		387,200	637,000
Total Card	0.102	249,800		387,200	637,000
Total Parcel	0.102	249,800		387,200	637,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.96 | /Parcel: 473.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117420

GIS Ref

GIS Ref

Insp Date 08/02/18

!13664!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,800	0	4,440.	387,200	637,000	637,000	Year End Roll	12/18/2019
2019	101	FV	208,300	0	4,440.	381,700	590,000	590,000	Year End Roll	1/3/2019
2018	101	FV	209,300	0	4,440.	293,200	502,500	502,500	Year End Roll	12/20/2017
2017	101	FV	209,300	0	4,440.	276,600	485,900	485,900	Year End Roll	1/3/2017
2016	101	FV	209,300	0	4,440.	254,500	463,800	463,800	Year End	1/4/2016
2015	101	FV	196,500	0	4,440.	237,900	434,400	434,400	Year End Roll	12/11/2014
2014	101	FV	180,300	0	4,440.	219,100	399,400	399,400	Year End Roll	12/16/2013
2013	101	FV	180,300	0	4,440.	219,100	399,400	399,400		12/13/2012

PRINT

Date	Time
12/11/20	03:35:20

LAST REV

Date	Time
08/10/18	09:20:01

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13664

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KYLE GEORGE G J	1452-107		5/13/2014	Family	475,000	No	No		
	997-84		5/1/1985		105,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2015	1541	Alterati	24,700					

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Inspected	CC	Chris C
6/29/2018	MEAS&NOTICE	BS	Barbara S
5/14/2015	SQ Returned	MM	Mary M
12/10/2008	Meas/Inspect	336	PATRIOT
2/17/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	117420
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4440		Sq. Ft.	Site		0	70.	1.25	6									387,241						387,200	

Total AC/HA: 0.10193 | Total SF/SM: 4440 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 387,241 | Spl Credit | Total: 387,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99643499
Adj $ / SQ:	141.245
Other Features:	81750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306844
Depreciation:	57073
Depreciated Total:	249771

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

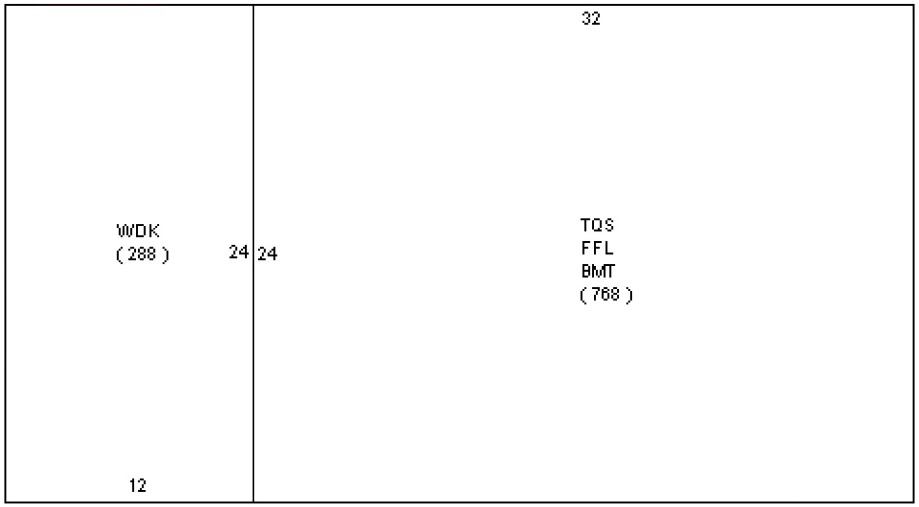
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.24
Special Features:	0	Val/Su Net:	104.08
Final Total:	249800	Val/Su SzAd	185.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.370	32,543
FFL	First Floor	768	141.240	108,476
TQS	3/4 Story	576	141.240	81,357
WDK	Deck	288	9.440	2,718

Net Sketched Area:	2,400		Total:	225,094	
Size Ad	1344	Gross Are	2592	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	